



# AGENDA

## Subdivision Review Board

Kami Griffin, Chairperson  
Ellen Carroll, Planning  
Aeron Arlin-Genet, APCD  
Frank Honeycutt, Public Works  
Leslie Terry, Public Health

**MEETING DATE:** Monday, September 08, 2014

### **MEETING LOCATION AND SCHEDULE**

Regular Subdivision Review Board meetings are held in the (new) Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the first Monday of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows.

Meeting Begins		9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	2:30 p.m.	2:45 p.m.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.*

### **ROLL CALL**

### **PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

### **CONSENT AGENDA**

2. June 2, 2014 SRB DRAFT Minutes
3. July 7, 2014 SRB CANCELLED Minutes
4. August 4, 2014 SRB CANCELLED Minutes

### **HEARINGS**

5. Hearing to consider a request by **BRUCE VANDERVEEN** for a Vesting Tentative Parcel Map (CO13-0016) to subdivide an existing 4.78 acre parcel into four parcels ranging in size from 1.11 acres to 1.67 acres each for the purpose of sale and/or development. The proposal also requests an adjustment to Title 21 (the Real Property Division Ordinance) regarding undergrounding of utilities. Due to the existing PG&E transmission lines running through the site, the applicant is requesting that these lines remain overhead. The project includes off-site road improvements to Montclair Place and El Campo Road. The

subdivision will create one on-site road. The project will result in the disturbance of approximately 10,000 square feet of the 4.78 acre parcel for road improvements. Additional disturbance will occur as the parcels are developed. The proposed project is within the Residential Suburban land use category and is located at 2434 Montclair Place, on the northeast corner of the intersection of Montclair Place and El Campo Road, within the Palo Mesa Village reserve line, approximately three miles south of the community of Oceano. The site is in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 17, 2014 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Public Services and Utilities, Recreation, Transportation and Water and are included as conditions of approval.

**County File Number: SUB2012-00029**  
Supervisory District: 4  
**Stephanie Fuhs, Project Manager**

Assessor Parcel Number: 075-151-018  
Date Accepted: March 18, 2014  
**Recommendation: Approve**

6. Hearing to consider a request by **BOLLAY LIVING TRUST** for a Parcel Map modification (CO 99-0108) to modify the building site/envelope location on Parcel 1, a 3.1 acre parcel. The proposed modification would reduce the building site/envelope from one 0.88 acre area to two separate areas totaling 0.72 acres. The proposed project is within the Residential Suburban land use category and is located at 310 Squire Canyon Road, approximately 1.25 miles east of the community of Avila Beach. The site is in the in the San Luis Bay Inland (north) sub area of the San Luis Obispo Planning Area. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; and 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.

**County File Number: S980249P**  
Supervisory District: 3  
**Morgan Torell, Project Manager**

Assessor Parcel Number: 076-272-082  
Date Accepted: July 21, 2014  
**Recommendation: Approval**

7. Hearing to consider a request by **CLAYTON A. POTEETE / OFF THE GRID LLC** for a Lot Line Adjustment (COAL 13-0040) to adjust the lot lines between two parcels of approximately 142.1 and 161.3 acres each. The adjustment will result in two parcels of approximately 140.4 and 163.0 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 1991 and 2220 Noel Way, approximately 1.5 mile northeast of the intersection of Noel Way and Van Gordon Creek Road, northeast of the village of San Simeon. The site is in the North Coast planning area. This project qualifies for a General Rule Exemption under CEQA.

**County File Number: SUB2012-00049**

APN(s): 011-291-027, 013-021-011  
& 013-021-012

Supervisory District: 2  
**Jo Manson, Project Manager**

Date Accepted: May 1, 2014  
**Recommendation: Approve**

8. Hearing to consider a request by **GARY KARNER** for a Lot Line Adjustment / Coastal Development Permit (COAL 13-0103) to adjust the lot lines between three parcels of 2,272, 2,757 and 18,612 square feet each. The adjustment will result in two parcels of 9,108 and 14,461 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family and Recreation land use categories and is located at 354 & 356 Mitchell Drive in the community of Los Osos, in the Estero planning area. This project is exempt under CEQA.

**County File Number: SUB2013-00037**  
Supervisory District: 1  
**Cody Scheel, Project Manager**

Assessor Parcel Number: 074-081-034  
Date Accepted: May 22, 2014  
**Recommendation: Approval**

### **PLANNING STAFF UPDATES**

9. This is the time staff provides updates to the Review Authority for items not on the agenda.

ESTIMATED TIME OF ADJOURNMENT: 11:00 AM

**Next Scheduled Meeting: October 6, 2013**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY  
COUNTY SUBDIVISION REVIEW BOARD

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Subdivision Review Board within 72 hours preceding the Subdivision Review Board meetings are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Subdivision Review Board during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Subdivision Review Board during a meeting so that those extra copies can be immediately distributed to all members of the Subdivision Review Board, County staff and other members of the public who desire copies.

## **SUBDIVISION REVIEW BOARD MEETING PROCEDURES**

Subdivision Review Board meetings are conducted under the authority of the Chair. Each item scheduled for public hearing at a Subdivision Review Board meeting will be announced by the Chair and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Subdivision Review Board, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Subdivision Review Board and staff prior to the Subdivision Review Board making a decision.

## **RULES FOR PRESENTING TESTIMONY**

Subdivision Review Board hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place of residence. The meetings are recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. However, letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Subdivision Review Board Secretary.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Subdivision Review Board decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices for the hearing impaired available upon request.

**COPIES OF VIDEO, CD:** Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

## **ON THE INTERNET**

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5718.

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